

MINUTES

City of Carrollton Mayor and Council Meeting

July 2, 2007
6:00 p.m.

Public Safety Complex, Court/Council Chambers, 115 West Center Street, Carrollton, Georgia

I. CALL TO ORDER

The Mayor and City Council met in regular session on July 2, 2007 at 6:00 p.m. in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Wayne Garner called the meeting to order at 6:00 p.m. Members present: Councilmember Peter Balega, Councilmember Gerald Byrd, Councilmember Rusty Gray and Councilmember Mandy Maierhofer.

II. INVOCATION

Councilmember Byrd offered the invocation.

III. CITIZEN COMMENTS

Ms. Annie Boykin thanked the Mayor and Council and City staff for taking care of the problems on Carter Street.

IV. MINUTES (April 30, 2007 and June 4, 2007)

Motion by Councilmember Byrd, seconded by Councilmember Gray to approve the Minutes of the April 30 and June 4, 2007 meetings of the Mayor and Council. Motion passed, (5-0).

V. ITEMS OF DISCUSSION

- 1. Rezoning Request: R-15 to R-10**
Property Location: 130 Clifton Terrace
Petitioner: Scott Kiser

Mayor Garner announced that the agenda item had been withdrawn at the request of the petitioner.

- 2. Rezoning Request: Rezoning from R-1 to O-I**
Property Location: 1404 Maple Street
Petitioner: Sheila Balega

Mayor Garner announced that the agenda item had been withdrawn at the request of the petitioner.

- 3. Annexation/Rezoning Request: Annex and Rezone to C-2**
Property Location: 15 Springdale Road
Petitioner: Jeff Matthews for Primary School Partners

PZA Studdard presented for consideration a request from petitioner Jeff Matthews for Primary School Partners for property located at 15 Springdale Road to be annexed and rezoned to C-2. PZA Studdard noted that the Planning Commission had recommended approval of the rezoning request with the following conditions: 1. The site shall be designed to discourage, but not eliminate, right hand turns onto Springdale Road. Mayor Garner opened the public hearing to receive citizen comments on the matter. Those speaking in favor: Petitioner Jeff Matthews advised that if the annex and rezoning request is approved as presented it will aid traffic in the area and discourage right-hand turns onto Springdale Road.

Those speaking opposed: None.

Mayor Garner inquired to the desire of the Council on the matter. **Motion by Councilmember Gray, seconded by Councilmember Maierhofer to accept the Planning Commission's recommendation**

with the following condition: The site shall be designed to discourage, but not eliminate, right hand turns onto Springdale Road. Motion passed, (5-0).

4. Rezoning Request: Rezoning from R-15 to C-2

Property Location: Old Bremen Road

Petitioner: Jerry Wood

PZA Studdard presented for consideration a request from petitioner Jerry Wood for property located on Old Bremen Road to be rezoned from R-15 to C-2. PZA Studdard noted that the Planning Commission had recommended the following conditions:

1. An architectural-style fence with landscaping shall be installed adjacent to Fawn Circle and Old Bremen Road;
2. A 25-foot landscape buffer adjacent to Fawn Circle shall be installed;
3. The storage units shall be constructed similar to the photographs presented by the petitioner;
4. The area shall be paved to meet all city standards.

Mayor Garner opened the public hearing to receive citizen comments on the matter. Those speaking in favor: Petitioner Jerry Wood advised the Mayor and Council of the intended use of the property, stating that it would be primarily for mini storage/commercial use.

Those speaking opposed: None.

Mayor Garner inquired as to the desire of the Council on the matter. **Motion by Councilmember Gray, seconded by Councilmember Maierhofer to accept the Planning Commission's recommendation and approve the request with the following conditions:**

- 1. An architectural-style fence with landscaping shall be installed adjacent to Fawn Circle and Old Bremen Road; 2. A 25-foot landscape buffer adjacent to Fawn Circle shall be installed; 3. The storage units shall be constructed similar to the photographs presented by the petitioner; 4. The area shall be paved to meet all city standards.**

Motion passed, (5-0).

5. Rezoning Request: Rezoning from R-20 to R-10

Property Location: Eastern Avenue

Petitioner: Jan Crowe for West Georgia Habitat for Humanity

PZA Studdard presented for consideration a request from petitioner Jan Crowe on behalf of West Georgia Habitat for Humanity for property located on Eastern Avenue to be rezoned R-20 to R-10. PZA Studdard noted that the Planning Commission had recommended the rezoning request. Mayor Garner opened the public hearing to receive citizen comments on the matter. Those speaking in favor: Mr. Jerry Driver spoke on behalf of Habitat for Humanity and inquired as to whether there were any questions regarding the matter. Mr. Jerry Wood advised that initially he was opposed to the rezoning and requested that some type of barrier or buffer be used to discourage trespassing. Mr. Wood and Mr. Driver agreed to work the matter out among themselves.

Those speaking opposed: None.

Mayor Garner inquired as to the desire of the Council on the matter. **Motion by Councilmember Balega, seconded by Councilmember Byrd to accept the Planning Commission's recommendation and approve the request. Motion passed, (5-0).**

6. Annexation/Rezoning Request: Annex and rezone to R-3 PUD

Property Location: Lovvorn Road

Petitioner: Davis Companies

PZA Studdard presented for consideration a request from petitioner Davis Properties for property located on Lovvorn Road to be annexed and rezoned to R-3 PUD. PZA Studdard noted that the Planning Commission had recommended approval of the rezoning request. Mayor Garner opened the public hearing to receive citizen comments on the matter. Those speaking in favor: Mr. Tom Parmer, on behalf of Davis Properties spoke to the Mayor and Council regarding the request.

Those speaking opposed: None.

Mayor Garner inquired to the desire of the Council on the matter. **Motion by Councilmember Maierhofer, seconded by Councilmember Gray to accept the Planning Commission's recommendation and approve the request. Motion passed, (5-0).**

7. Rezoning Request: Revision to R-3 Zoning with Conditions
Property Location: 1170 Cedar Street (Cedar Walk Condominiums)
Petitioner: Ralph Van Pelt

PZA Studdard presented for consideration a request from petitioner Ralph Van Pelt for a revision to the R-3 Zoning located at 1170 Cedar Street (Cedar Walk Condominiums). PZA Studdard noted that the Planning Commission had recommended approval of the request with the following conditions:

1. The community shall serve as an active adult community (55 and older restricted).
2. Units shall be built according to submitted renderings.

Mayor Garner opened the public hearing to receive citizen comments on the matter. Those speaking in favor: Mr. Ralph Van Pelt.

Those speaking opposed: None.

Mayor Garner inquired to the desire of the Council on the matter. **Motion by Councilmember Maierhofer, seconded by Councilmember Gray to accept the Planning Commission's recommendation and approve the request with the following conditions: 1. The community shall serve as an active adult community (55 and older restricted). 2. Units shall be built according to submitted renderings. Motion passed, (5-0).**

8. Rezoning Request: Revision to R-2 PUD
Property Location: Cottage Hill Road (Bristol Lakes Townhomes)
Petitioner: Jeffrey A. Cox

PZA Studdard presented for consideration a request from petitioner Jeffrey A. Cox for a revision to R-2 PUD zoning located at Cottage Hill Road (Bristol Lakes Townhomes). PZA Studdard noted that the Planning Commission had recommended approval of the request, with the following conditions: 1. Additional planting shall be installed along Cottage Hill Road adjacent to the buildings and drives. Mayor Garner opened the public hearing to receive citizen comments on the matter. Those speaking in favor: Mr. Tom Parmer, on behalf of petitioner Jerry A. Cox, spoke to the Mayor and Council regarding the matter.

Those speaking opposed: None.

Mayor Garner inquired to the desire of the Council on the matter. **Motion by Councilmember Balega, seconded by Councilmember Gray to accept the Planning Commission's recommendation with the following condition: 1. Additional planting shall be installed along Cottage Hill Road adjacent to the buildings and drives. Motion passed, (5-0).**

9. Public Hearing and Adoption: 2007-2008 Fiscal Year Budgets

CM Coleman presented the FY 2007 – 2008 Operating Budgets for the City of Carrollton to the Mayor and Council for adoption. The proposed FY2007-2008 General Fund Operating Budget of \$17,632,845 represents an overall increase of \$2,220,214 or 14% over the FY 2006-2007 Budget of \$15,412,631. A major portion of this increase (\$1,237,099) is due to the implementation of the unified budget/accounting proposal, which will merge all Recreation Department accounting functions with the City's accounting functions effective July 1, 2007.

CM Coleman reported that the proposed FY 2007-2008 Water Fund Budget of \$10,939,000 represents a 14% increase over the current budget of \$9,556,264. Water and sewer rates are proposed to increase by 5%.

CM Coleman stated that he proposed that the \$3,420,000 Sanitation Enterprise Fund Budget represents a 7% decrease from the current year budget of \$3,695,590. No rate increases are proposed due to conservative budgeting, customer base growth, and no capital purchases proposed for FY 2008. Also, landfill-tipping fees are expected to remain the same for FY 2008.

Mayor Garner opened the public hearing to receive citizen comments on the matter. Those speaking in favor: None.

Those speaking opposed: None.

Comments: There were no public comments regarding the FY 2007/2008 Budgets.

Mayor Garner expressed his appreciation to City staff and inquired if the Council had a motion on the matter. **Motion by Councilmember Gray, seconded by Councilmember Maierhofer to adopt the FY 2007-2008 Operation Budgets as presented. Motion passed. (5-0)**

10. 2007 Millage Rate Adoption

City Manager Coleman informed the Mayor and Council that based on preliminary digest figures from Carroll County for the City of Carrollton, the recommended millage rate for the City's maintenance and operations for 2007 is 4.77 mills, which represents a decrease of .02 mills from the 2006 millage rate of 4.79 mills. Mayor Garner expressed his appreciation to the City Manager and Finance Director for their work in the matter. Those speaking in favor: None.

Those speaking opposed: None.

Comments: There were no public comments regarding the 2007 Millage Rate Adoption.

Motion by Councilmember Byrd, seconded by Councilmember Gray to adopt the 2007 millage rate as presented. Motion passed, (5-0).

11. Highway 61/166 Sanitary Sewer Line Bid Award (Division 1)

Assistant City Manager Tim Grizzard announced that sealed bids for the Highway 61/166 Sanitary Sewer Line (Division 1) Project were opened on June 14, 2007. ACM Grizzard explained that Division 1 includes approximately 5700 feet of 16" gravity sewer installed using pipe bursting to replace the existing 8" line. This method of installation was selected to eliminate the need for additional wetland permitting and to eliminate the procurement of additional easement. ACM Grizzard reported that the project begins at the Highway 166 bypass approximately 1000' east of Highway 61 and extends along the existing sanitary sewer alignment. ACM Grizzard recommended that the award of Division I of this project be awarded to Caldwell Construction Company, Inc. of Bowdon, Georgia. Bid results are as follows:

Caldwell Construction Co., Inc. – Bowdon, GA	\$399,359.00
Benton-Georgia, Inc. – Douglasville, GA	\$427,994.64
Suburban Cable Service – Cedartown, GA	\$647,008.00
Sweetgrass, Inc. – Carrollton, GA	\$697,368.35
Southeast Pipe Survey, Inc. – Patterson, GA	\$755,775.00
Midsouth Trenchless, Inc. – Chattanooga, TN	\$777,090.00
Underground Excavating, Inc. – Blackshear, GA	\$1,114,375.00

Comments: There were no public comments regarding the matter.

Mayor Garner inquired as to the desire of the Council on the matter.

Motion by Councilmember Gray, seconded by Councilmember Maierhofer to award the bid for Division 1 of the Highway 61/166 Sanitary Sewer Line to Caldwell Construction Co., Inc. of Bowdon, GA for \$399,359.00 and award the pipe bid for the project to Consolidated Pipe & Supply of Lawrenceville, GA for \$90,630.00. Motion passed, (5-0).

ACM Grizzard stated that as a part of this project, the City would furnish the high-density polyethylene pipe (HDPE). Written quotes were solicited for the purchase of this pipe with the following results:

Vellano Brothers, Inc. – Lincoln, AL	\$90,573.00
Consolidated Pipe & Supply – Lawrenceville, GA	\$90,630.00
Georgia Underground – Forest Park, GA	\$95,931.00
ISCO Industries – Louisville, KY	\$92,283.00

(If ordered before July 13)

\$90,858.00

ACM Grizzard noted that although Vellano Brothers, Inc. is the low quote by \$0.01 per foot or \$57, the City has had no dealings with this company. ACM Grizzard reported that the City has bought from Consolidated on numerous occasions and has been well satisfied with the service and the quality of the product. Recently, Consolidated assisted the City in an emergency, which required HDPE piping at the Lake Carroll Dam. ACM Grizzard also pointed out that the quote from Vellano Brothers explicitly states that no returns will be allowed whereas Consolidated will allow returns of unused sticks of pipe. ACM Grizzard stated that based on these factors, he recommended that the purchase of this pipe be awarded to Consolidated Pipe & Supply of Lawrenceville, GA.

Comments: There were no public comments regarding the matter.

Mayor Garner inquired as to the desire of the Council on the matter.

Motion by Mayor Garner, seconded by Councilmember Gray to award the pipe bid for the project to Consolidated Pipe & Supply of Lawrenceville, GA for \$90,630. Motion passed (5-0).

12. Board Appointment: MainStreet Board (1)

Motion by Councilmember Gray, seconded by Councilmember Balega to appoint Chad Houck to fill the unexpired term of Mr. Lee Cole on the Main Street Board (terms expire 12-31-09). Motion passed, (5-0).

VI. MAYOR AND COUNCIL ANNOUNCEMENTS

Earlier in the meeting, Mayor Garner announced that the Rotary Club of Carrollton had made a \$500.00 donation to the Carrollton Greenbelt Project, which will be used as seed money toward the investment account of the Community Foundation of West Georgia in anticipation of future donations.

Councilmember Balega inquired as to the status of the Newnan Street/Bankhead Highway Traffic Engineering Study. City Manager Coleman advised that a copy of the study is now available.

Councilmember Maierhofer made suggestions regarding efforts to conserve water.

Mayor Garner advised that the recent Traffic Study revealed that in the vicinity of Tanner Street the existing 85th percentile speed on Newnan Street in the westbound direction is 27.80 mph, which is less than the posted 30 mph speed limit on Tanner Street. Mayor Garner concluded that 85% of the drivers travel at speeds less than 27.80 mph and only 15% travel faster than 27.80 mph.

Mayor Garner again expressed his appreciation to City Manager Coleman, Finance Director Triplett and City staff for their efforts regarding the FY 2007/2008 Budget.

Councilmember Byrd expressed his appreciation for all who attended and participated in the "Raisin in the Sun" production.

Councilmember Byrd requested that the City look into the possibility of installing speed bumps in residential areas.

VII. CITY MANAGER ANNOUNCEMENTS

None.

VIII. ADJOURN

There being no further business to address, the meeting adjourned at 6:47 p.m.